068.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	821,200 / 821,200
					USE VALUE:	821,200 / 821,200
					ASSESSED:	821,200 / 821,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELORIAN ARAM
Owner 2:	
Owner 3:	
Street 1:	56 ROBINWOOD RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	MULCAHEY FRANCIS J-EMMA J -
Owner 2:	-
Street 1:	154 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-2957

NARRATIVE DESCRIPTION

This parcel contains 6,078 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Aluminum Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6078.000	435,300	6,400	379,500	821,200
Total Card	0.140	435,300	6,400	379,500	821,200
Total Parcel	0.140	435,300	6,400	379,500	821,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.92 | /Parcel: 371.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

43456

GIS Ref

GIS Ref

Insp Date

09/17/18

!5863!

PREVIOUS ASSESSMENT

Parcel ID: 068.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	435,400	6400	6,078.	379,500	821,300	821,300	Year End Roll	12/18/2019
2019	104	FV	338,100	6400	6,078.	379,500	724,000	724,000	Year End Roll	1/3/2019
2018	104	FV	338,100	6400	6,078.	254,800	599,300	599,300	Year End Roll	12/20/2017
2017	104	FV	317,200	6400	6,078.	243,900	567,500	567,500	Year End Roll	1/3/2017
2016	104	FV	317,200	6400	6,078.	222,300	545,900	545,900	Year End	1/4/2016
2015	104	FV	282,700	6400	6,078.	178,900	468,000	468,000	Year End Roll	12/11/2014
2014	104	FV	282,700	6400	6,078.	159,900	449,000	449,000	Year End Roll	12/16/2013
2013	104	FV	294,100	6400	6,078.	151,800	452,300	452,300		12/13/2012

PRINT

Date	Time
12/10/20	20:41:44

LAST REV

Date	Time
10/02/18	11:34:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5863

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULCAHEY FRANCI	30944-399		12/9/1999		315,000	No	No		
	12047-673		8/2/1971			No	No		N

USER DEFINED

Prior Id # 1:	43456
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
5/26/2009	Measured	189	PATRIOT
6/19/2000	MLS		
1/13/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6078		Sq. Ft.	Site		0	70.	0.89	11			Med. Tr	-10					379,475						379,500	

Total AC/HA: 0.13953 | Total SF/SM: 6078 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 379,475 | Spl Credit | Total: 379,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98000199
Adj $ / SQ:	187.516
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	591449
Depreciation:	156142
Depreciated Total:	435306

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	16	BRs:	7	Baths:	2	HB					

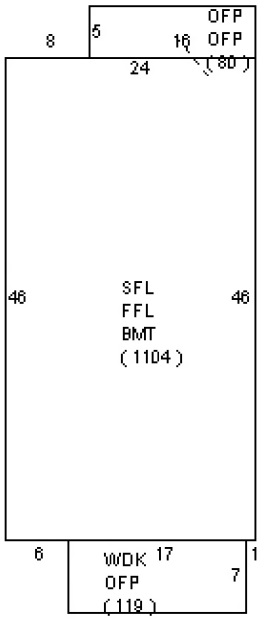
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	6	3	
Totals			
3	16	7	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.52
Special Features:	0	Val/Su Net:	117.33
Final Total:	435300	Val/Su SzAd	197.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	56.250	62,105
FFL	First Floor	1,104	187.520	207,018
SFL	Second Floor	1,104	187.520	207,018
OFP	Open Porch	279	21.970	6,128
WDK	Deck	119	14.120	1,680
	Net Sketched Area:	3,710	Total:	483,949
Size Ad	2208	Gross Are	3710	FinArea 2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	27X20	A	AV	1940	19.63	T	40	104			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:	Total: 6,400

IMAGE

AssessPro Patriot Properties, Inc